



Sanderson  
Weatherall

OFFICE TO LET



4 Windsor Court, Greenhill Street, Stratford-upon-Avon CV37 6GG

sw.co.uk





NET INTERNAL AREA 491 SQ FT  
(45.59 SQM)

Character self-contained first floor  
offices.

Private courtyard setting.

One car park space included

£8,500 per annum rental

#### LOCATION

The property is situated within Windsor Court, which is located at the junction of Windsor Street and Greenhill Street, close to the market square within Stratford upon Avon. The property can be located using the postcode CV37 6GG.

#### DESCRIPTION

No.4 Windsor Court consists of a first floor self-contained office within a Grade II Listed brick and clay tiled roof building, with a private entrance from the Courtyard at ground floor level.

Internally the property is currently arranged to provide five offices with demountable partitioning. There is also a kitchenette and WC. Externally within the landlord's courtyard there is one allocated car parking space.

The office extends to a net internal area of 491 sq ft (45.59 sqm)

#### USE

The property benefits from Use Class B1 of the Town and Country Planning (Use Classes) Order 1987.

#### RENT

£8,500 per annum, subject to contract.

#### VAT

VAT is not presently payable on the rent.

#### LEASE

The property is available by way of a new full repairing and insuring lease, for a minimum term of three years.

#### SERVICE CHARGE

There is a service charge payable for the upkeep of the courtyard, common areas, structure of the property, insurance, and the management of the property. Full details of the service charge are available upon request.

#### INSURANCE

The landlord will insure the property and recover the premium from the tenant, within the service charge.

#### RATING ASSESSMENT

The property has a rateable value of £5,800 (2017 Assessment). If applicable, Business Rates are payable by the tenant to Stratford on Avon District Council.

#### SERVICES

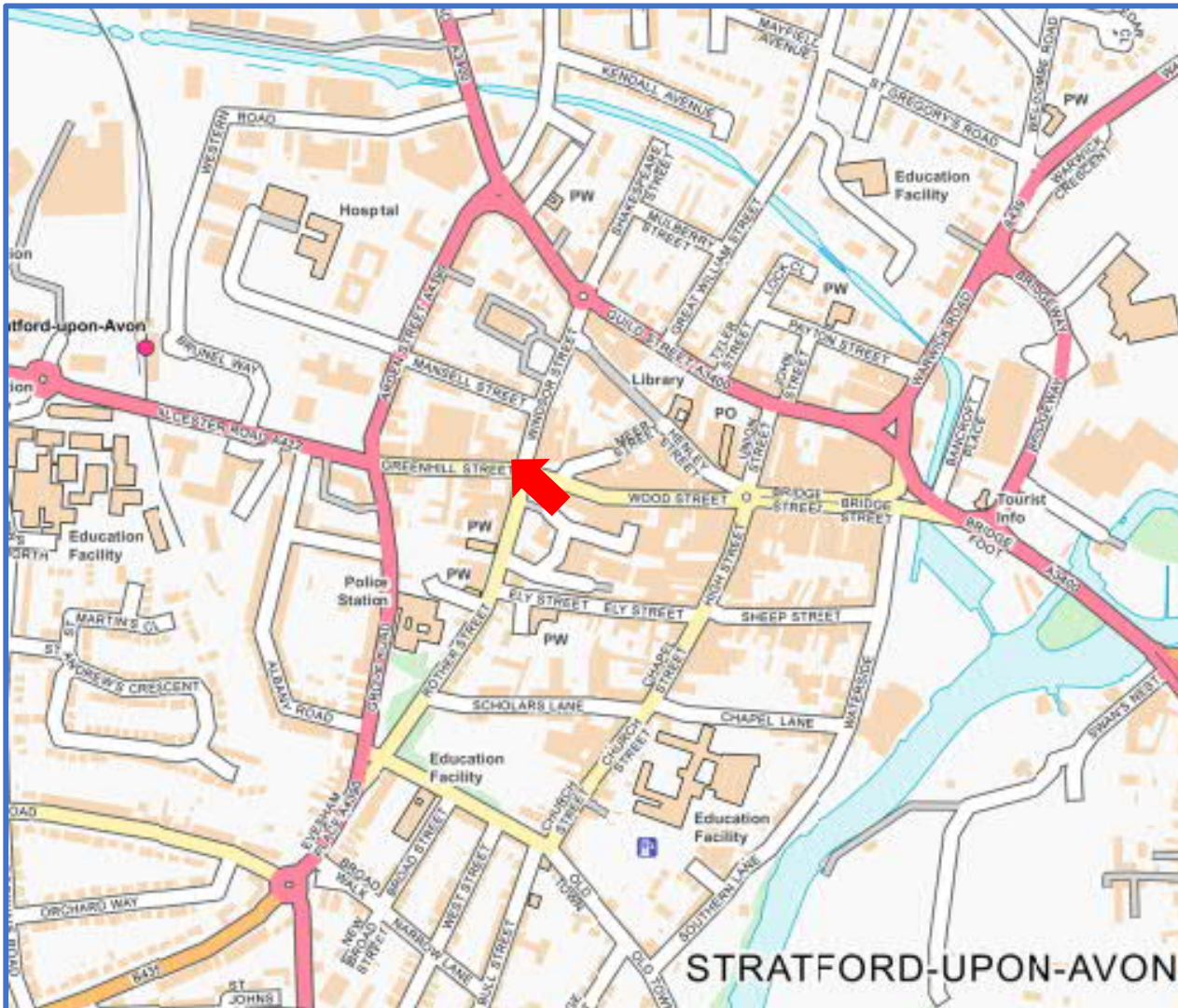
We are informed that mains electricity, water and drainage are connected to the property. The in-going tenant will be responsible for all utility costs.

#### ENERGY PERFORMANCE

The EPC Rating for the property is band D, with a score of 79 points.

#### NOTE

The owner of this property is related to a member of Sanderson Weatherall LLP staff.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2019



Strictly by prior appointment with the agent:

**James Carver**

0121 269 0022

james.carver@sw.co.uk

**Sanderson Weatherall LLP,**

122 Colmore Row, Birmingham, B3 3BD

sw.co.uk

**Sanderson  
Weatherall**

sw.co.uk